

Fill in this information to identify the case

Debtor name Rosewood Oaks, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 16-11141
(if known)

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets -- Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

\$0.00

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

4. Other cash equivalents (Identify all)

Name of institution (bank or brokerage firm)

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$0.00

Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.
☐ Yes. Fill in the information below.

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Current value of
debtor's interest

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$0.00

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes. Fill in the information below.

Current value of
debtor's interest

11. Accounts receivable

11a. 90 days old or less:	<u>\$0.00</u>	—	<u>\$0.00</u>	= →	<u>\$0.00</u>
	face amount		doubtful or uncollectible accounts			
11b. Over 90 days old:	<u>\$0.00</u>	—	<u>\$0.00</u>	= →	<u>\$0.00</u>
	face amount		doubtful or uncollectible accounts			

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes. Fill in the information below.

Valuation method
used for current value

Current value of
debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$0.00

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes. Fill in the information below.

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General description	Date of the last physical inventory MM/DD/YYYY	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
20. Work in progress				
21. Finished goods, including goods held for resale				
22. Other inventory or supplies				
23. Total of Part 5 Add lines 19 through 22. Copy the total to line 84.				\$0.00
24. Is any of the property listed in Part 5 perishable?				
<input checked="" type="checkbox"/> No				
<input type="checkbox"/> Yes				
25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?				
<input checked="" type="checkbox"/> No				
<input type="checkbox"/> Yes. Book value _____ Valuation method _____ Current value _____				
26. Has any of the property listed in Part 5 been appraised by a professional within the last year?				
<input checked="" type="checkbox"/> No				
<input type="checkbox"/> Yes				

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming or fishing-related assets (other than titled motor vehicles and land)?

☒ No. Go to Part 7.

☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops--either planted or harvested			
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
30. Farm machinery and equipment (Other than titled motor vehicles)			
31. Farm and fishing supplies, chemicals, and feed			
32. Other farming and fishing-related property not already listed in Part 6			
33. Total of Part 6. Add lines 28 through 32. Copy the total to line 85.			\$0.00
34. Is the debtor a member of an agricultural cooperative?			
<input checked="" type="checkbox"/> No			
<input type="checkbox"/> Yes. Is any of the debtor's property stored at the cooperative?			
<input type="checkbox"/> No			
<input type="checkbox"/> Yes			
35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?			
<input checked="" type="checkbox"/> No			
<input type="checkbox"/> Yes. Book value _____ Valuation method _____ Current value _____			
36. Is a depreciation schedule available for any of the property listed in Part 6?			
<input checked="" type="checkbox"/> No			
<input type="checkbox"/> Yes			
37. Has any of the property listed in Part 6 been appraised by a professional within the last year?			
<input checked="" type="checkbox"/> No			
<input type="checkbox"/> Yes			

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Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.
☒ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture			
Chairs (4) \$75.00 for all			
Book Cases (3) \$20.00 each			
Desks (3) \$25.00 each			
Student Chairs \$30.00			
Student Tables \$50.00			
Sofa \$150.00			
Tables (2) \$20.00 each			\$480.00
40. Office fixtures			
Wire Shelving \$30.00			
Vent Hood \$50.00			
Wash Basin \$20.00			
3 Compartment Sink \$75.00			\$175.00
41. Office equipment, including all computer equipment and communication systems equipment and software			
Stove \$100.00; Class Rugs (\$100.00); Used books 50-75 \$30.00; Clothes \$100.00; Toys \$50.00; Sm frig (2)-\$25 each; computer \$50.00; refrig \$150.00; microwave (2) \$20.00 each; Custodial buckets \$40.00; Freezer \$100.00; Infant Swings \$10.00; Fax machine \$40.00; printer \$30.00			\$890.00
42. Collectibles <i>Examples:</i> Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
43. Total of Part 7. Add lines 39 through 42. Copy the total to line 86.			\$1,545.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☒ No
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

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General description

Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

48. Watercraft, trailers, motors, and related accessories Examples: Boats trailers, motors, floating homes, personal watercraft, and fishing vessels

49. Aircraft and accessories

50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☒ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.

Nature and extent of debtor's interest in property

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

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55.1. **2600 Roswood Avenue
Austin, Texas 78702**

**2600 and 2604 Roswood Avenue,
Austin, TX 78702
Approximately 3.283 acres of land,
same being Lots 1, 2, 3, 4, 5, and 6, of
WIMBERLY ADDITION, in addition to
the City of Austin, Travis County,
Texas, according to the map or plat
thereof recorded in Volume 3, Page
263, Plat Records of Travis County,
Texas. Also being a tract of land, out
of Lot or Block 7, of SUBDIVISION OF
OUTLOTS 12 AND 13, DIVISION "B" in
the City of Austin, Travis County,
Texas, according to the map or plat
thereof recorded in Volume 2, Page
187, Deed Records of Travis County,
Texas, said tract being comprised of
those certain tracts described in
Deeds as recorded in Volume 563,
Page 558, Volume 605, Page 312,
Volume 606, Page 281, Volume 1131,
Page 89, and Volume 593, Page 79,
Deed Records of Travis County,
Texas.**

Fee Simple Absolu	\$1,375,000.00	Market Value	\$1,375,000.00
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56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$1,375,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- ☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Part 10: Intangibles and Intellectual Property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets			
61. Internet domain names and websites			
62. Licenses, franchises, and royalties			
63. Customer lists, mailing lists, or other compilations			
64. Other intangibles, or intellectual property			

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65. Goodwill

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- ☒ No
☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☒ No
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes. Fill in the information below.

**Current value of
debtor's interest**

71. Notes receivable

Description (include name of obligor)

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

73. Interests in insurance policies or annuities

74. Causes of action against third parties (whether or not a lawsuit has been filed)

**75. Other contingent and unliquidated claims or causes of action of every nature,
including counterclaims of the debtor and rights to set off claims**

76. Trusts, equitable or future interests in property

77. Other property of any kind not already listed Examples: Season tickets, country club membership

Texas Unclaimed Property

Claim No 17053368

Overpayment of Insurance

\$440.00

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$440.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☒ No
☐ Yes

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Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	<u>\$0.00</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$1,545.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....</i> →		<u>\$1,375,000.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ <u>\$440.00</u>	
91. Total. Add lines 80 through 90 for each column. 91a.	<u>\$1,985.00</u>	+ 91b. <u>\$1,375,000.00</u>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.....		<u>\$1,376,985.00</u>

Fill in this information to identify the case:

Debtor name Rosewood Oaks, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

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☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
\$800,000.00	\$1,375,000.00

2.1 Creditor's name
R Bank

Creditor's mailing address
Attn: Bankruptcy Dept.
1900 Round Rock Ave.
Round Rock TX 78681

Creditor's email address, if known _____

Date debt was incurred 10/09/2012

Last 4 digits of account number 1 9 5 0

Do multiple creditors have an interest in the same property?
☒ No
☐ Yes. Specify each creditor, including this creditor, and its relative priority.

Describe debtor's property that is subject to a lien
Wimberley Lots

Describe the lien
Vendor's Lien and deed of trust lien

Is the creditor an insider or related party?
☒ No
☐ Yes

Is anyone else liable on this claim?
☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:
Check all that apply.
☐ Contingent
☐ Unliquidated
☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$800,000.00

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Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1
did you enter the
related creditor?

Last 4 digits of
account number
for this entity

Weldon Ponder

Line 2.1

4408 Spicewood Springs Road

Austin

TX

78759

Fill in this information to identify the case:

Debtor Rosewood Oaks, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

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(if known)

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- ☒ No. Go to Part 2.
☐ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or part.
If more space is needed for priority unsecured claims, fill out and attach the Additional Page of Part 1.

Total claim

Priority amount

Debtor **Rosewood Oaks, LLC**

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Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If more space is needed for nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

<div style="border: 1px solid black; padding: 2px; display: inline-block;">3.1</div>	Nonpriority creditor's name and mailing address <u>ADT Security Services</u> <u>3190 S. Vaughn Way</u> <u>Aurora</u> <u>CO</u> <u>80014</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>9</u> <u>0</u> <u>9</u> <u>9</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$280.44</u>
<div style="border: 1px solid black; padding: 2px; display: inline-block;">3.2</div>	Nonpriority creditor's name and mailing address <u>American Express Plum</u> <u>P.O. Box 26312</u> <u>Lehigh Valley</u> <u>PA</u> <u>18002</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>1</u> <u>0</u> <u>0</u> <u>3</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$646.42</u>
<div style="border: 1px solid black; padding: 2px; display: inline-block;">3.3</div>	Nonpriority creditor's name and mailing address <u>AT&T</u> <u>Attn: Credit Collections</u> <u>P.O. Box 5001</u> <u>Carol Stream</u> <u>IL</u> <u>60197</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>1</u> <u>3</u> <u>5</u> <u>4</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$161.03</u>
<div style="border: 1px solid black; padding: 2px; display: inline-block;">3.4</div>	Nonpriority creditor's name and mailing address <u>Avis Wallace</u> <u>9001 Wildwater Way</u> <u>Round Rock</u> <u>TX</u> <u>78681</u> Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice Only</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$167,404.76</u>

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Part 2: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

3.5	Nonpriority creditor's name and mailing address <u>Beverly Piper</u> <u>4606 Broadhill Dr.</u> <u>Austin</u> <u>TX</u> <u>78723</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$10,000.00</u>
3.6	Nonpriority creditor's name and mailing address <u>Can Capital Asset Servicing, Inc.</u> <u>414 West 14th Street, 3rd Floor</u> <u>New York</u> <u>NY</u> <u>10014</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Loan</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$51,617.16</u>
3.7	Nonpriority creditor's name and mailing address <u>Chase Bank USA, N.A.</u> <u>PO Box 15123</u> <u>Wilmington</u> <u>DE</u> <u>19850-5145</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> 6 </u> <u> 3 </u> <u> 7 </u> <u> 8 </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$731.70</u>
3.8	Nonpriority creditor's name and mailing address <u>Chase Bank USA, N.A.</u> <u>PO Box 15123</u> <u>Wilmington</u> <u>DE</u> <u>19850-5145</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> 7 </u> <u> 4 </u> <u> 0 </u> <u> 4 </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$5,059.80</u>

Debtor Rosewood Oaks, LLC

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Part 2: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

<div style="border: 1px solid black; padding: 2px; display: inline-block;">3.9</div> Nonpriority creditor's name and mailing address <u>CIT Technologies c/o</u> <u>McCarthy Burgess Wolf</u> <u>26000 Cannon Rd</u> <u>Belford Heights</u> <u>OH</u> <u>44146</u> Date or dates debt was incurred <u>2015</u> Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u> Copier Lease	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Contract/Lease</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$5,000.00</u>
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<div style="border: 1px solid black; padding: 2px; display: inline-block;">3.10</div> Nonpriority creditor's name and mailing address <u>City of Austin</u> <u>721 Barton Springs Rd,</u> <u>Attn: Legal</u> <u>Austin</u> <u>TX</u> <u>78704</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Utilities</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$5,647.30</u>
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<div style="border: 1px solid black; padding: 2px; display: inline-block;">3.11</div> Nonpriority creditor's name and mailing address <u>ESQ Industries</u> <u>7487 Trailway Dr.</u> <u>Frisco</u> <u>TX</u> <u>75035</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$50,000.00</u>
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<div style="border: 1px solid black; padding: 2px; display: inline-block;">3.12</div> Nonpriority creditor's name and mailing address <u>Janette Wallace</u> <u>9001 Wildwater Way</u> <u>Round Rock</u> <u>TX</u> <u>78681</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Money Borrowed</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$125,580.40</u>
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Debtor Rosewood Oaks, LLC

Case number (if known) 16-11141

Part 2: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

3.13	Nonpriority creditor's name and mailing address <u>Josh Ray, CPA</u> <u>3000 Joe DiMaggio Blvd. Ste 91</u> <u>Round Rock TX 78665</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$1,200.00</u>
3.14	Nonpriority creditor's name and mailing address <u>Law Offices of Hubert Bell, Jr.</u> <u>1907 N. Lamar Blvd Ste. 300</u> <u>Austin TX 78705</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$250.00</u>
3.15	Nonpriority creditor's name and mailing address <u>Life Storage of Round Rock</u> <u>506 McNeil Rd.</u> <u>Round Rock TX 78681</u> Date or dates debt was incurred _____ Last 4 digits of account number <u>1</u> <u>8</u> <u>1</u> <u>4</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$345.00</u>
3.16	Nonpriority creditor's name and mailing address <u>Ollie Jones</u> <u>2844 Hiawatha St.</u> <u>New Orleans LA 70126</u> Date or dates debt was incurred _____ Last 4 digits of account number <u> </u> <u> </u> <u> </u> <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Business Debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$5,000.00</u>

Debtor Rosewood Oaks, LLC

Case number (if known) 16-11141

Part 2: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

3.17 Nonpriority creditor's name and mailing address

As of the petition filing date, the claim is:

Check all that apply.

\$250.00

Platinum Travel Network

☐ Contingent

11130 Jollyville Rd. Ste 303

☐ Unliquidated

☐ Disputed

Basis for the claim:

Austin TX 78759

Business Debt

Date or dates debt was incurred

Is the claim subject to offset?

Last 4 digits of account number 8 0 2 2

☒ No
☐ Yes

3.18 Nonpriority creditor's name and mailing address

As of the petition filing date, the claim is:

Check all that apply.

\$50,000.00

Wallace Development LLC

☐ Contingent

9001 Wildwater Way

☐ Unliquidated

☐ Disputed

Basis for the claim:

Round Rock TX 78681

Business Debt

Date or dates debt was incurred

Is the claim subject to offset?

Last 4 digits of account number

☒ No
☐ Yes

Debtor Rosewood Oaks, LLCCase number (if known) 16-11141**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	Cersonsky, Rosen & Garcia, P.C. 1770 St. James Place, Ste. 150 Houston TX 77056-3422	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Attorney for Can Capital Asset Servicing	_____
4.2	Choate & Assoc. W. Lee Choate 1000 Westbank Dr., Bldg. 1 Austin TX 78746	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Attorney for Austin Title Co.	_____
4.3	D. Scott Heselmeyer, P.C. 211 Round Rock Ave. Round Rock TX 78664	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Attorney for R Bank	_____
4.4	David C. Gregorcyk 7701 N. Lamar Blvd., Ste. 100 Austin TX 78752-1012	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Attorney for JCI Residential	_____
4.5	JB Goodwin Realtors/Linda Del Toro 1613 S. Capital of Texas Hwy Austin TX 78746 Listing Agreement	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Contract/Lease	_____
4.6	JCI Residential LLC 7701 N. Lamar Blvd, Austin TX 78752-1000 Commercial Contract-Improved Property to sell	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Contract/Lease	_____

Debtor **Rosewood Oaks, LLC**

Case number (if known) **16-11141**

Part 3: Additional Page for Others to Be Notified About Unsecured Claims

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.7	Justice of the Peace Williamson County PO Box 588 Taylor TX 76574	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Notice Only	____ _ ____ _ ____ _ ____ _
4.8	Rausch, Strum, Israel, Enerson & Hornik 15851 N. Dallas Parkway, Ste. 245 Addison TX 75001	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Attorney for Citibank	____ _ ____ _ ____ _ ____ _
4.9	Tax Ease 14901 Quorum Dr. Ste. 900 Dallas TX 75254 payoff estimate	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Business Debt	____ _ ____ _ ____ _ ____ _
4.10	Tax Ease 14901 Quorum Dr. Ste. 900 Dallas TX 78254 payoff estimate	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Business Debt	____ _ ____ _ ____ _ ____ _
4.11	Tax Ease 14901 Quorum Dr. Ste. 900 Dallas TX 75254 paid off by R Bank as sent by Jade Vowels from Tax Easte	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Business Debt	3 6 1 1 ____ _ ____ _ ____ _ ____ _
4.12	Travis County P.O. Box 1748 Austin TX 78767 payoff estimate	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Business Debt	____ _ ____ _ ____ _ ____ _

Debtor Rosewood Oaks, LLC

Case number (if known) 16-11141

Part 3: Additional Page for Others to Be Notified About Unsecured Claims

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.13	<u>Williamson County Clerk, Nancy E. Rister</u> <u>Attn: Civil Division</u> <u>405 MLK St., Box 14</u> <u>Georgetown TX 78626</u>	Line _____ <input checked="" type="checkbox"/> Not listed. Explain: Notice Only	____ _

Debtor Rosewood Oaks, LLC Case number (if known) 16-11141

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

Total of claim amounts

5a. Total claims from Part 1 5a. \$0.00

5b. Total claims from Part 2 5b. + \$479,174.01

5c. Total of Parts 1 and 2 5c. \$479,174.01
Lines 5a + 5b = 5c.

Fill in this information to identify the case:

Debtor name Rosewood Oaks, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 16-11141 Chapter 11

(if known)

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- ☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- ☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	<p>Copier Lease</p> <p>Contract to be REJECTED</p>	<p><u>CIT Technologies c/o</u></p> <p><u>McCarthy Burgess Wolf</u></p> <p><u>26000 Cannon Rd</u></p> <p><u>Belford Heights</u> <u>OH</u> <u>44146</u></p>
2.2	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	<p>Attorney Client Agreement</p> <p>Contract to be ASSUMED</p>	<p><u>Fred E. Walker, P.C.</u></p> <p><u>609 Castle Ridge Road</u></p> <p><u>Suite 220</u></p> <p><u>Austin</u> <u>TX</u> <u>78746</u></p>
2.3	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	<p>Listing Agreement</p> <p>Contract to be ASSUMED</p>	<p><u>JB Goodwin Realtors/Linda Del Toro</u></p> <p><u>1613 S. Capital of Texas Hwy</u></p> <p><u>Austin</u> <u>TX</u> <u>78746</u></p>
2.4	<p>State what the contract or lease is for and the nature of the debtor's interest</p> <p>State the term remaining</p> <p>List the contract number of any government contract</p>	<p>Commercial Contract-Improved</p> <p>Property to sell</p> <p>Contract to be ASSUMED</p>	<p><u>JCI Residential LLC</u></p> <p><u>7701 N. Lamar Blvd,</u></p> <p><u>Austin</u> <u>TX</u> <u>78752-1000</u></p>

Debtor Rosewood Oaks, LLC Case number (if known) 16-11141

Additional Page if Debtor Has More Executory Contracts or Unexpired Leases

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5	State what the contract or lease is for and the nature of the debtor's interest	storage unit Contract to be ASSUMED	Life Storage of Round Rock 506 McNeil Rd
	State the term remaining		
	List the contract number of any government contract		Round Rock TX 78681

Fill in this information to identify the case:

Debtor name Rosewood Oaks, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 16-11141
(if known)

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

- ☒ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☐ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: **Codebtor**

Column 2: **Creditor**

Name

Mailing address

Name

Check all schedules that apply:

Fill in this information to identify the case:

Debtor Name Rosewood Oaks, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number (if known): 16-11141

☐ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets--Real and Personal Property (Official Form 206A/B)

1a. Real property:

Copy line 88 from Schedule A/B..... **\$1,375,000.00**

1b. Total personal property:

Copy line 91A from Schedule A/B..... **\$1,985.00**

1c. Total of all property

Copy line 92 from Schedule A/B..... **\$1,376,985.00**

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D..... **\$800,000.00**

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of Schedule E/F..... **\$0.00**

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F..... **+ \$479,174.01**

4. Total liabilities

Lines 2 + 3a + 3b..... **\$1,279,174.01**

Fill in this information to identify the case and this filing:

Debtor Name Rosewood Oaks, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number 16-11141
(if known)

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets--Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206-Summary)
- ☒ Amended Schedule Amended Matrix (docket #14)
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/18/2016
MM / DD / YYYY

X /s/ Avis Wallace
Signature of individual signing on behalf of debtor

Avis Wallace
Printed name

Manager
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Rosewood Oaks, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXAS

Case number (if known) 16-11141

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply.

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:

From 01/01/2016 to MM/DD/YYYY

Filing date

☐ Operating a business
☐ Other

\$0.00

For prior year:

From 01/01/2015 to MM/DD/YYYY

12/31/2015
MM/DD/YYYY

☒ Operating a business
☐ Other

\$194,310.00

For the year before that:

From 01/01/2014 to MM/DD/YYYY

12/31/2014
MM/DD/YYYY

☒ Operating a business
☐ Other

\$584,235.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None

Debtor Rosewood Oaks, LLC Case number (if known) 16-11141
Name

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Part 3: Legal Actions or Assignments

7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity--within 1 year before filing this case.

☐ None

Case title	Nature of case	Court or agency's name and address	Status of case
7.1. TRAVIS COUNTY ET AL V ROSEWOOD	Property tax lawsuit.	<u>261st Judicial District</u> Name	<input checked="" type="checkbox"/> Pending
		<u></u> Street	<input type="checkbox"/> On appeal
		<u></u>	<input type="checkbox"/> Concluded
Case number <u>D-1-GN-16-002019</u>		<u></u> City State ZIP Code	

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

Debtor Rosewood Oaks, LLC Case number (if known) 16-11141
Name

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☐ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 206A/B (Schedule A/B: Assets -- Real and Personal Property).	Date of loss	Value of property lost
Flooding. Insurance policy did not cover flooding. Book shelves, art supplies, rugs, sofa, various other furniture.		4/2015	\$7,000.00

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None

Who was paid or who received the transfer?	If not money, describe the property transferred	Dates	Total amount or value
11.1. <u>Fred E. Walker, P.C.</u>	\$1,717.00 filing fee \$4,093.50 pre petition attny fees	9/29/2016	
Address <u>609 Castle Ridge Road</u> Street <u>Suite 220</u>			
<u>Austin</u> <u>TX</u> <u>78746</u> City State ZIP Code			
Email or website address _____			
Who made the payment, if not debtor? _____			

Debtor **Rosewood Oaks, LLC**
Name

Case number (if known) **16-11141**

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None

13. Transfers not already listed on this statement

List any transfers of money or other property--by sale, trade, or any other means--made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- ☐ diagnosing or treating injury, deformity, or disease, or
- ☐ providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.

☐ Yes. Fill in the information below.

Part 9: Personally Identifiable Information

16. Does the debtor collect and retain personally identifiable information of customers?

☒ No.

☐ Yes. State the nature of the information collected and retained _____

Does the debtor have a privacy policy about that information?

☐ No.

☐ Yes.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?

☒ No. Go to Part 10.

☐ Yes. Does the debtor serve as plan administrator?

☐ No. Go to Part 10.

☐ Yes. Fill in below:

Debtor **Rosewood Oaks, LLC**
NameCase number (if known) **16-11141****Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts, certificates of deposit, and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1. R Bank Name P.O. Box 1116 Street Round Rock Tx 78680 City State ZIP Code	XXXX- <u>7</u> <u>7</u> <u>2</u> <u>2</u>	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other	8/31/2016	\$0.00
18.2. JP Morgan Chase Name P.O. Box 659754 Street San Antonio Tx 78265 City State ZIP Code	XXXX- <u>9</u> <u>2</u> <u>2</u> <u>3</u>	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other	11/30/2015	\$0.00
18.3. JP Morgan Chase Name P.O. Box 659754 Street San Antonio Tx 78265 City State ZIP Code	XXXX- <u>9</u> <u>2</u> <u>3</u> <u>1</u>	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other	11/30/2015	\$1.52
18.4. JP Morgan Chase Name P.O. Box 659754 Street San Antonio Tx 78265 City State ZIP Code	XXXX- <u>3</u> <u>8</u> <u>8</u> <u>1</u>	<input type="checkbox"/> Checking <input checked="" type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other	12/31/2015	\$0.00

Debtor	Rosewood Oaks, LLC Name	Case number (if known) 16-11141
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Financial institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.5. JP Morgan Chase Name P.O. Box 659754 Street San Antonio Tx 78265 City State ZIP Code	XXXX- <u>5</u> <u>2</u> <u>0</u> <u>1</u>	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	<u>8/31/2015</u>	<u>\$515.00</u>

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Life Storage of Round Rock Name 506 McNeil Rd Street Round Rock Tx 78381 City State ZIP Code	Avis Wallace, Janette Wallace, James Wallace Address 9001 Wildwater Way Round Rock, Tx 78681	child care items: book cases, toys, chairs, rugs, desk, frig, clothes, office equipment, shelves	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Debtor **Rosewood Oaks, LLC**
Name

Case number (if known) **16-11141**

Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?

Include settlements and orders.

- ☒ No
☐ Yes. Provide details below.

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No
☐ Yes. Provide details below.

24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No
☐ Yes. Provide details below.

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address		Dates of service	
		From	To
26a.1.	Joshua Ray, CPA		
	Name		
	3000 Joe Dimaggio Blvd, Ste 91		
	Street		
	Round Rock	TX	78665
	City	State	ZIP Code

Debtor Rosewood Oaks, LLC Case number (if known) 16-11141
Name

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No.

☐ Yes. Give the details about the two most recent inventories.

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
------	---------	-------------------------------------	-----------------------

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☐ No

☒ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
Avis Wallace	2600 Rosewood Avenue Austin, TX 78702	Managing Member	From _____ To _____
	Austin, TX		
Janette Wallace	2600 Rosewood Avenue Austin, TX 78702	Member	From _____ To _____
	Austin, TX		

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☒ No

☐ Yes. Identify below.

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

☒ No

☐ Yes. Identify below.

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

☒ No

☐ Yes. Identify below.

Debtor Rosewood Oaks, LLC Case number (if known) 16-11141
Name

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/18/2016
MM / DD / YYYY

X /s/ Avis Wallace Printed name Avis Wallace

Signature of individual signing on behalf of the debtor

Position or relationship to debtor Manager

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes

Fill in this information to identify the case:

Debtor name	<u>Rosewood Oaks, LLC</u>
United States Bankruptcy Court for the:	<u>WESTERN DISTRICT OF TEXAS</u>
Case number (if known)	<u>16-11141</u>

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claims resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1 Avis Wallace 9001 Wildwater Way Round Rock, TX 78681		Notice Only				\$167,404.76
2 Janette Wallace 9001 Wildwater Way Round Rock, Tx 78681		Money Borrowed				\$125,580.40
3 Can Capital Asset Servicing, Inc. 414 West 14th Street, 3rd Floor New York, NY 10014		Business Loan				\$51,617.16
4 Wallace Development LLC 9001 Wildwater Way Round Rock, TX 78681		Business Debt				\$50,000.00
5 ESQ Industries 7487 Trailway Dr. Frisco, TX 75035		Business Debt				\$50,000.00

Debtor **Rosewood Oaks, LLC**
Name

Case number (if known) **16-11141**

Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
6 Beverly Piper 4606 Broadhill Dr. Austin, TX 78723		Business Debt				\$10,000.00
7 City of Austin 721 Barton Springs Rd, Attn: Legal Austin, TX 78704		Utilities				\$5,647.30
8 Chase Bank USA, N.A. PO Box 15123 Wilmington, DE 19850-5145		Business Debt				\$5,059.80
9 Ollie Jones 2844 Hiawatha St. New Orleans, LA 70126		Business Debt				\$5,000.00
10 CIT Technologies c/o McCarthy Burgess Wolf 26000 Cannon Rd Belford Heights, OH 44146		Contract/Lease				\$5,000.00
11 Josh Ray, CPA 3000 Joe DiMaggio Blvd. Ste 91 Round Rock, TX 78665		Business Debt				\$1,200.00
12 Chase Bank USA, N.A. PO Box 15123 Wilmington, DE 19850-5145		Business Debt				\$731.70
13 American Express Plum P.O. Box 26312 Lehigh Valley, PA 18002		Business Debt				\$646.42

Debtor **Rosewood Oaks, LLC**
Name

Case number (if known) **16-11141**

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
14	Life Storage of Round Rock 506 McNeil Rd. Round Rock, TX 78681		Business Debt				\$345.00
15	ADT Security Services 3190 S. Vaughn Way Aurora, CO 80014		Business Debt				\$280.44
16	Platinum Travel Network 11130 Jollyville Rd. Ste 303 Austin, TX 78759		Business Debt				\$250.00
17	Law Offices of Hubert Bell, Jr. 1907 N. Lamar Blvd Ste. 300 Austin, TX 78705		Business Debt				\$250.00
18	AT&T Attn: Credit Collections P.O. Box 5001 Carol Stream, IL 60197		Business Debt				\$161.03

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

IN RE:
Rosewood Oaks, LLC

CHAPTER 11

DEBTOR(S)

CASE NO 16-11141

LIST OF EQUITY SECURITY HOLDERS

Registered Name of Holder of Security Last Known Address or Place of Business	Class of Security	Number Registered	Kind of Interest Registered
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**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Manager of the Limited liability company
named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: 10/18/2016

Signature: /s/ Avis Wallace
Avis Wallace
Manager

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

In re: **Rosewood Oaks, LLC**

CASE NO **16-11141**

CHAPTER **11**

BUSINESS INCOME AND EXPENSES

FINANCIAL REVIEW OF THE DEBTOR'S BUSINESS (NOTE: ONLY INCLUDE information directly related to the business operation.)

PART A - GROSS BUSINESS INCOME FOR PREVIOUS 12 MONTHS:

1. Gross Income for 12 Months Prior to Filing: \$0.00

PART B - ESTIMATED AVERAGE FUTURE GROSS MONTHLY INCOME:

2. Gross Monthly Income: \$0.00

PART C - ESTIMATED AVERAGE FUTURE MONTHLY EXPENSES:

3. Net Employee Payroll (Other Than Debtor): \$0.00

4. Payroll Taxes: \$0.00

5. Unemployment Taxes: \$0.00

6. Worker's Compensation: \$0.00

7. Other Taxes: \$0.00

8. Inventory Purchases (including raw materials): \$0.00

9. Purchase of Feed/Fertilizer/Seed/Spray: \$0.00

10. Rent (other than debtor's principal residence): \$345.00

11. Utilities: \$0.00

12. Office Expenses and Supplies: \$0.00

13. Repairs and Maintenance: \$0.00

14. Vehicle Expenses: \$0.00

15. Travel and Entertainment: \$0.00

16. Equipment Rental and Leases: \$0.00

17. Legal/Accounting/Other Professional Fees: \$0.00

18. Insurance: \$0.00

19. Employee Benefits (e.g., pension, medical, etc.): \$0.00

20. Payments to be Made Directly by Debtor to Secured Creditors for
Pre-Petition Business Debts (Specify): None

21. Other (Specify): None

22. Total Monthly Expenses (Add items 3 - 21) \$345.00

PART D - ESTIMATED AVERAGE NET MONTHLY INCOME:

23. AVERAGE NET MONTHLY INCOME (Subtract item 22 from item 2): (\$345.00)